



CITY OF LOMA LINDA

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
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NOTICE OF PUBLIC HEARING

General Plan Amendment (GPA) No. 04-07, Precise Plan of Design (PPD) No. 04-15, Variance (VAR) No. 05-02 and Development Agreement

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING will be held before the Historical Commission on Tuesday, September 6, 2005, at 5:30 p.m. or as soon thereafter as the matter may be conveniently heard in the **Emergency Operations Center (EOC)** located in the west wing of the Loma Linda City Hall, 25541 Barton Road, Loma Linda, California (continued from the August 15, 2005 Historical Commission Agenda).

General Plan Amendment (GPA) No. 04-07, Precise Plan of Design (PPD) No. 04-15, Variance (VAR) No. 05-02 and Development Agreement: A request to demolish two (2) structures and garages located at 10684 and 10690 Ohio Street in order to develop a 12-unit apartment complex for a one-half (1/2) acre site on the north side of the San Timoteo Flood Control Channel. The proposal includes a General Plan Amendment from Medium Density (5.1-9.0 du/ac) to High Density Residential (13.1-20 du/ac), and a Variance to encroach into the front setback with a guest parking space and lattice shade structure. A Precise Plan of Design is for the site layout and housing design. The Development Agreement is required to address affordable housing needs requirements. The subject site is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Certificate of Appropriateness: The project is located in the North Central Neighborhood and as such, subject to the requirements of Loma Linda Municipal Code (LLMC) Chapters 17.80 due to the homes dating from the 1930's and 1950's. The Historical Commission shall consider the proposed development and request for a Certificate of Appropriateness and forward their recommendations to the City Council pursuant to LLMC Section 17.80.060. Their recommendations regarding the project will be forwarded to the Planning Commission and City Council.

Environmental Determination: The project is subject to CEQA and the Mitigated Negative Declaration review began on July 14, 2005 and ended on August 2, 2005. The project and the Mitigated Negative Declaration are subject to review and approval by the Planning Commission and City Council.

Any person is privileged to be present and to be heard on this matter. For further particulars, the project file is available for public review from 7:00 a.m. to 5:30 p.m., Monday – Thursday, in the Community Development Department, City of Loma Linda, 25541 Barton Road, Loma Linda, California.

BY ORDER OF THE COMMUNITY
DEVELOPMENT DIRECTOR

THE CITY CLERK
CITY OF LOMA LINDA

DATED: August 24, 2005